Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20030917-0136500

This document prepared by:

Name:	Jeremiah Garza
Firm/Company:	Stewart Mortgage Information
Address:	1980 Post Oak Blvd, Ste 300
City, State, Zip:	Houston, TX 77056
Phone:	(800) 808 5948

After Recording Return To Via US Mail:

Firm/Company:	RETURN TO: SMI / Wesley Hess P.O. Box 540817 BARBARA A LAVIGNE Houston, TX 77254-0817 130_2203
Address:	TN, DAVIDSON
City, State, Zip:	
Phone:	

Record 1st

QUITCLAIM DEED

Address of New Owner(s): Barbara Lavigne , 4910 Ruskin Ave, Nashville, TN 37216

Send Tax Bills To: Barbara Lavigne , 4910 Ruskin Ave, Nashville, TN 37216

Map & Parcel Numbers: 61-04 64.00

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF LOVE AND AFFECTION AND THE SUM OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I/We BARBARA A. LAVIGNE, WHO ACQUIRED TITLE AS **BARBARA ANN (WOLVERTON) WOOSLEY.**, hereinafter referred to as "Grantor(s)", does hereby demise, release and forever quitclaim unto **BARBARA A. LAVIGNE**, hereinafter "Grantee(s)", his/her/their heirs its successors and assigns, all of my/our right, title, and interest in and to a certain tract or parcel of land lying in the County of Davison, State of Tennessee, to-wit:

ALL THAT PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TN AS MORE FULLY DESCRIBED IN DEED BOOK 8606 PAGE 201 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 25 FEET OF LOT NO. 9 AND THE SOUTHERLY 50 FEET OF LOT NO. 8 ON THE PLAN OF M.C. MCGAUGHEY'S FIRST HAYSBORO SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PARTS OF SAID LOTS NOS. 8 AND 9 ADJOIN AND FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF MARINA AVENUE, NOW KNOWN AS RUSKIN AVENUE, AND EXTEND BACK BETWEEN PARALLEL LINES, 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL R. WOOSLEY AND WIFE, BARBARA A. WOOSLEY , BY DEED FROM TERRY W. CARILLON AND WIFE, CLAUDIA E. CARILLON OF RECORD IN BOOK 7172, PAGE 994, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PREMISES AS CONVEYED TO GRANTEE IN BOOK 8606 PAGE 201.

APN 61-04 64.00

This is improved property commonly known as: 4910 Ruskin Ave, Nashville, TN 37216

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

This is the same property conveyed to the parties to this instrument by WARRANTY Deed from MICHAEL R. WOOSLEY AND WIFE, BARBARA A. WOOSLEY , dated 3/16/87, recorded 3/18/87 in the office of the Register of Deeds in Book 7172, at page 994, of Davidson County, Tennessee.

WITNESS Grantor(s) hand(s) this the 8th day of July, 2003.

GRANTOR:

Barbara A. Lavigne

BARBARA A. LAVIGNE

STATE OF TENNESSEE

COUNTY OF Davidson

On this 8th day of July, 2003, before me personally appeared BARBARA A. LAVIGNE, to me known to be the person (or persons) described in and who executed the

foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Ann Stephens Donnell

Commission Expires:

01/29/05

STATE OF TENNESSEE

COUNTY OF Davidson

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 74,000 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

This transfer is exempt from transfer taxes pursuant to Tennessee Code 67-8-105 Gifts between or by spouses. Where a donor transfers during the calendar year by gift an interest in any property specified in 37-8-101.

AFFIANT

Barbara A. LaVigne

BARBARA A. LAVIGNE

Subscribed and sworn to before me, this 8th day of July, 2003.

My Comm Expires

01/29/05

Notary Public

Printed Name: Ann Stathos Donnell

Commission Expires:
01/29/05